

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

Date: JAN 25 1988



Dennis F. Rasmussen
County Executive

Mr. Russell S. Layman
228 Apt. 1A Brunswick Road
Baltimore, Maryland 21221

Re: Petition for Zoning Variance
Case number: 88-361-A
SE/S Timber Shed Court, 1386.32' SW from c/1 Slab Bridge Road
(10 Timber Shed Court)
6th Election District - 3rd Councilmanic District
Petitioner: Russell S. Layman
HEARING DATE: FRIDAY, FEBRUARY 5, 1988 at 9:00 a.m.

Dear Mr. Layman:

Please be advised that \$78.00 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign(s) from the property from the time it posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED
ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 45930
DATE: 2/1/88 ACCOUNT: 8-01115-000
AMOUNT: \$ 78.08
RECEIVED FROM: Russell S. Layman
FOR: Police Department 2/5/88
B 132-*****371-A
VALIDATION OR SIGNATURE OF CARRIER

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
Case number: 88-361-A
SE/S Timber Shed Court, 1386.32' SW from c/1 Slab Bridge Road
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Variance to allow for a 95 foot setback from street centerline, in lieu of the required 100 foot setback centerline, in lieu of the required 100 ft. setback from street centerline, and to amend the partial development plan (lot 7) to allow construction outside the building envelope.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

MCKEE & ASSOCIATES, INC.
Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD
HUNT VALLEY, MARYLAND 21030
Telephone: (301) 252-5820

DEC 23 1987
ZONING OFFICE

December 21, 1987

Mr. Robert Haines
Zoning Commissioner
Baltimore County Zoning Office
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: 19 Timberbrook Court
Lot 7, "Timberbrook Farm"
Sixth Election District
Variance Item #231

Dear Mr. Haines:

Our office has filed a petition for a zoning variance on the above referenced lot. The petition was filed on December 18, 1987, after a survey by our office found the existing foundation encroaches beyond the front restriction line. Unfortunately, this situation was caused by human error and because of this, we are requesting special consideration in having a hearing date as soon as possible.

We understand that petitions are scheduled as they are filed, and we estimate that this would be heard near the end of April, 1988. This late date may cause additional expenses to be incurred by our office, the builder, and buyer, not to mention the hardship that may be imposed on the buyer if they cannot move in on a timely basis. We would like to try to have a hearing date set January, 1988, or at the latest early February, 1988, if possible.

Our office is prepared to assist in posting of the property, advertising in the papers, and any other procedures we can help with to facilitate a timely hearing.

Thank you in advance for your consideration and cooperation in this matter.

Should you have any questions or require additional information, please do not hesitate to contact our office.

Very truly yours,

MCKEE & ASSOCIATES, INC.

J. McKee
James W. McKee, L. S., President

JWH:aw

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 29, 1988

COUNTY OFFICE Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21204

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MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Russell S. Layman
828 Apt. 1A Brunswick Road
Baltimore, Maryland 21221

RE: Item No. 231 - Case No. 88-361-A
Petitioner: Russell S. Layman
Petition for Zoning Variance

Dear Mr. Layman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If you desire comments from the Committee, please send them received, I will consider them. If you desire any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dkb

Enclosures

cc: McKee & Associates, Inc.
Shawan Place, 5 Shawan Road
Hunt Valley, Maryland 21030

Baltimore County
Fire Department
Towson, Maryland 21204-2506
494-4500

Paul H. Reucke
Chief

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

January 11, 1988

Re: Property Owner: Russell S. Layman

Location: SE/S Timber Shed Ct., 1386.32' SW c/1 Slab Bridge Road

Item No.: 231

Zoning Agenda: Meeting of 12/2/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shall be at _____ EXCEPT the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVISOR: [Signature] Noted and
Planning Division Approved: [Signature]
Special Inspection Division Fire Prevention Bureau

/s/